



CRAVINGS
SATISFIED

For Sale \$1,000,000

1355 Washington Avenue
Oroville, CA, 95965.

- Owner of the building will sign a long term lease to utilize the space for their business.
- Situated on Feather River Blvd with average traffic counts of +/-10,313.



FRANK ROSS

Realtor | DRE # 01014400

(530) 624-6375

Frank@Norcalemail.com

CENTURY 21
COMMERCIAL®

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Executive Summary.

1355 Washington Avenue | Oroville, CA. 95965

Property Profile

This restaurant is fully equipped to continue operations immediately or to be rebranded for a new concept, with a full service drive-through, a modern kitchen, and spacious dining area. The current business/property owner will sign a long term lease to utilize the building for their business. Only selling the building for now, but would consider selling the business.

Offering Summary

- List Price: \$1,000,000
- Price/SF: \$668
- Lease Term: Owner will sign a long term lease

Property Summary

- SQFT: 1,495
- SQFT Lot: 0.190 Acres
- Year Built: 2018
- Property Type: Mixed Use
- Zoning: NC - Neighborhood Commercial
- County: Butte
- Listing ID: SN25023807
- Parcel #: 013-030-010-000





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Regional Demographics

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DEMOGRAPHICS (2023 EST.)

POPULATION

Total	19,895
Daytime	29,233
Butte County	220,400

EMPLOYMENT BY INDUSTRY

Healthcare & Social Services	13,932
Retail	7,727
Other Services	6,377
Education	5,247

MAJOR EMPLOYERS

Walmart	250-499 Employees
Pacific Coast Producers	1,000-4,999 Employees
Butte County Sheriff	250-599 Employees



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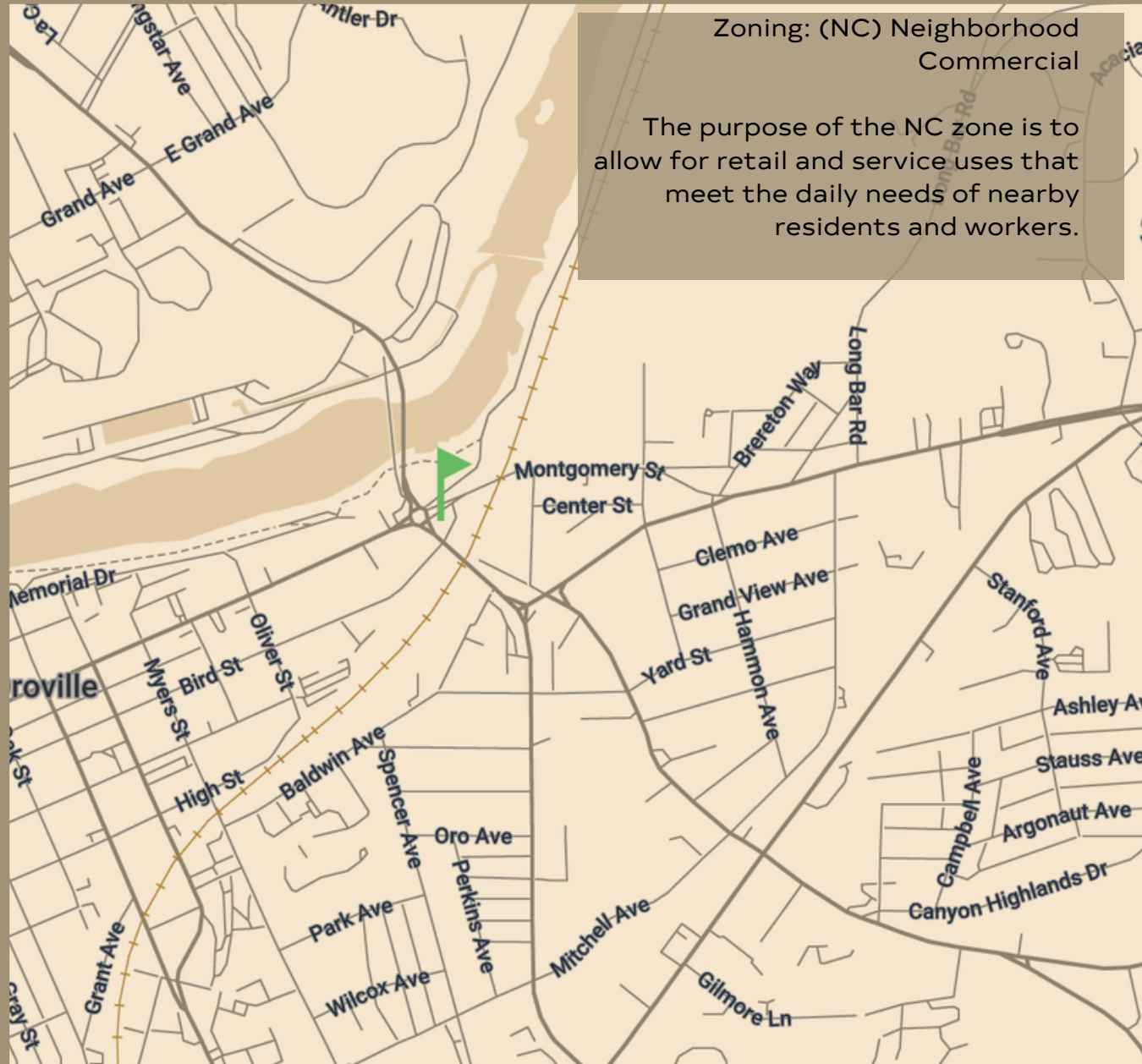
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Site Overview

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Diligence Tools

The Most Recognized and Respected Brand In Real Estate



Digital Marketing

- Professional Drone and Photography services
- Custom Property Websites
- Development of Offering Memorandums, flyers, custom marketing, etc.
- Matterport Tours
- Social Media advertising
- Syndicated listing through partners

Websites

- c21commercial.com
- c21global.com
- Map view / aerial view
- Filtered Results
- EnviroStor

Physical Presence

- Local advertising and signs
- National network events
- Targeted mailing lists
- Outreach to Investors, Brokers and potential tenants

